

Olde New Yorke Gets a New Look, by Edmund F. Wagner
Getting Historical in Lower Manhattan, by H. B. Horel

Independence Plaza North



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Olde New Yorke Gets A New Look

By Edmund F. Wagner

New York's great business and financial center sheds the "it's a great place to work, but I wouldn't want to live there" image with a new plan, a new look and a new lease on city living. Edmund F. Wagner, President of the Downtown-Lower Manhattan Association, Inc. and a dedicated booster of Lower Manhattan tells what's happening and what will continue to happen in Olde New Yorke... where it all began.

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Getting Historical In Lower Manhattan

By H. Bruce Horel

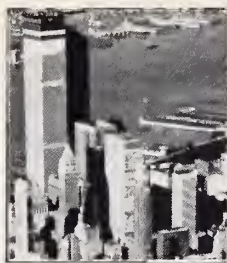
The streets, buildings, parks and waterfront of Lower Manhattan have more historical significance than a dozen museums. Few people know more about this vast "living museum" than H. Bruce Horel, Director of the Office of Public Information at Pace University. In a series of three walking tours beginning at Independence Plaza North, he tells the amateur historian where to go, where to stop, and why. Put on a pair of comfortable shoes, load your camera...and start getting historical.

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Independence Plaza North ...In Olde New Yorke, Where It All Began

By Joseph P. Tonelli

If Shakespeare's view of all the world as a stage is indeed true, then New York City continues to serve as an ever-changing backdrop to History, the longest-running play ever written. Joseph P. Tonelli, President of the United Paperworkers International Union, describes how Independence Plaza North is destined to play a major role in a new scene entitled "The Renaissance of Olde New Yorke."



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Life Can Be Beautiful At Independence Plaza North

By Jerome Belson

Traditionally, the managing agent of a large New York City apartment complex is content to keep the elevators, heat and hot water running. Jerome Belson, President of Apartment Development And Management, Inc., masterminds a more ambitious plan for Independence Plaza North.

Etcetera

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Landmarks

In the midst of a 20th Century community is a group of restored 18th Century townhouses.

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Lower Manhattan Is Good Enough To Eat

Calories don't count as you eat your way through this historic area. Whether your taste calls for eggroll or egg cream, scungille or shad roe, you'll find incredible edibles along the colorful gourmet path through Lower Manhattan.

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College Is At Your Doorstep In Lower Manhattan

Lower Manhattan is being changed...by degrees. There are all kinds of degrees available at the many institutions of learning in the area.

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Independence Plaza North: Bill Of Rights

Everything is "Right" at Olde New Yorke's newest residential community.

Cover:

If the tip of Manhattan is at the top of your mind, here's a delightful overview.

Map:

Courtesy H. Bruce Horel, Pace University.

Independence Plaza North is an informational brochure published for prospective residents at Independence Plaza North, 300 Greenwich Street, New York, N.Y. 10013. It is available free of charge to all visitors at the Geodesic Rental Pavilions, corner Greenwich and Chambers Streets. For additional information call (212) 233-7500.



Olde New Yorke Gets A New Look

By Edmund F. Wagner

“...a development program is not only asserting the area’s role as the world center of finance and commerce, but is re-establishing residential, cultural and recreational components to make it a total community.”

The historical significance of Lower Manhattan’s streets, buildings and shoreline may be somewhat obscured by the pulsing rhythm of its daily life. The pace of business and educational activity, punctuated by the tidal waves of incoming and outgoing traffic, makes the entire area one of the most dynamic in the world between the hours of 9:00 A.M. and 5:00 P.M. weekdays. Historians know that it was not always this way. Lower Manhattan, the birthplace of New York City, was originally a residential and commercial community where Dutch farmers and English tradesmen lived, worked, raised their families and passed on a legacy of industriousness, the tenets of which we still live by today.

Now, late in the 20th century, given impetus and direction by an active group of business and community leaders, Lower Manhattan is experiencing a dramatic rebirth. A development program of unprecedented proportions is not only re-asserting the area’s role as the world center of finance and commerce, but is re-establishing residential, cultural and recreational components to make it a total community, as it was back when it all began.

There are many people who might ask why this tremendous investment in energy and capital should be made to re-create the total community in Lower Manhattan. To those of us who know and love the area, the answers are obvious. In general terms, the spread of suburban communities has brought with it the seemingly



President, Downtown-Lower Manhattan Association, Inc.

insoluble problem of transportation to and from the city, making the prospect of urban residence even more attractive to hundreds of thousands of commuters. Transportation problems or not, living in the city offers many people the kind of stimulation and dynamism they are unable to find in the bedroom communities of suburbia. Specifically, Lower Manhattan offers the greatest potential for the kind of residential lifestyle these people seek. Surrounded by two great rivers and the world’s greatest harbor on three sides, the area is physically blessed with the sights, sounds...yes, even the smells of the sea. From the fishing boats and freighters along the East River to the giant luxury liners plying the Hudson, Lower

Manhattan is to the great commercial and trading centers of the world today what the city of Genoa was five centuries ago.

Those to whom history and tradition have great appeal will find the quaint streets of Lower Manhattan a never-ending museum tour. The old houses, churches, chapels, parks, monuments, shops and government buildings are like pieces in an historical jigsaw, fitting neatly together to tell the story of more than three centuries of our city’s — and our country’s growth. And for those more preoccupied with their own future than with the city’s past, the growth of Pace University, the recently completed addition to the New York University Graduate School of Business, and the planned development of Manhattan Community College offer unsurpassed educational opportunities.

Perhaps the most visible and spectacular symbol of Lower Manhattan’s vigor and growth are the twin towers of the 110-story World Trade Center. More important than the structures themselves is the confidence in the area’s future that they represent. These buildings, along with the others now in various stages of planning, development and construction will bring the total Lower Manhattan work force to more than 780,000 people by the turn of the century. That’s more than the entire population of Washington, D.C. or Cleveland, Ohio.

On the transportation front, plans have been made and much con-

“...the spread of suburban communities has brought with it the seemingly insoluble problem of transportation to and from the city, making the prospect of urban residence even more attractive...”

struction has already begun on facilities for moving people into, out of and through the area quickly, conveniently and pleasantly. The completion of the Second Avenue Subway will assure Lower Manhattan the best mass transit access in the city. New systems devoted to pedestrians and separating their movement from street-level vehicular traffic are being planned so that by 1980 Lower Manhattan could have one of the most advanced “peo-

ple-mover” systems of any central business and residential district in the world. For the benefit of area residents, the conversion of the entire downtown street lighting system to high-pressure, double illumination sodium lamps has been nearly completed.

With more than \$5 billion having already been spent or committed, mostly by private business, the last quarter of the twentieth century will complete a renaissance in Lower

Manhattan. The tremendous commercial growth, coupled with the development of residential developments such as Independence Plaza North, Confucius Plaza, Manhattan Landing and Battery Park City will once again establish Lower Manhattan as the total community it once was, yet on a scale that our forefathers would never have dreamed possible.



Getting Historical In Lower Manhattan

By H. Bruce Horel

“...if you want to see where America was born and raised, open your front door at Independence Plaza North and step outside.”

The Pilgrims may have landed at Plymouth Rock. Philadelphia may be known as the Cradle of Liberty. But if you want to see where America was really born and raised, open your front door at Independence Plaza North and step outside. Within a few short blocks you can see where Peter Minuit made what is perhaps the best deal this financial district will ever see; where the British took it all away; where the Sons of Liberty held their secret meetings; where Nathan Hale was hanged as a spy; and where the first President of the United States of America was in-



augurated. And that's just for openers!

To help you find your way around to all the sights you'll want to see, we've prepared a series of three walking tours, all originating from Independence Plaza North. Please feel free to make this your Hospitality Center. Refer to the shaded area on the map opposite which outlines the boundaries of each tour.

Put on a pair of comfortable shoes, load your camera...and start getting historical.

Director, Office of Public
Information, Pace University

TOUR #1 DOWN MEMORY LANE

Start your tour at Independence Plaza North. On the property you'll find several restorations of some of New York's earliest homes. Some of these were most recently used as places of business for wholesale produce merchants when the area was known as the Washington Street Market, accommodating 96 merchants and doing a \$500,000,000 a year business in fruit and vegetables.

Go south on Washington to the corner of Vesey. At the New York Telephone Company building, stroll along the Rue de la Paix, one of the city's few outdoor arcades. Look up...and up...and up...to the top

of the World Trade Center next door. The two 110-story towers are still the tallest in the world. (The spoilsport Sears Tower in Chicago went one better and will take the title at 111 stories when completed). Spend some time on the Plaza, in the Concourse and take a ride up to the Observation Deck. Perfect spot to get out your camera and capture one of the world's most breath-taking views.

Back on the ground, turn east on Vesey toward Broadway, between Fulton and Vesey. Here you'll be charmed by St. Paul's Chapel, New York's oldest remaining house of worship built between 1764 and 1766. Its most distinguished parishoner was George Washington, who led a procession here on his inauguration day. His pew is marked midway down the aisle, on the left. If ever there was a seat of honor, this is it.

Next, it's north on Church Street to St. Peter's, New York's first Catholic Church founded in 1785. The Greek Revival architecture features a statue of St. Peter holding the keys to Heaven and Hell. (Note the Latin inscription under the cornice).

Move east to Broadway, between Barclay and Park Place. It's the famous Woolworth Building, built in 1913 with the nickels and dimes from Frank Woolworth's variety stores. Walk through the massive entrance halls and admire the gothic designs that make it one of the most interesting buildings in the world. Also the world's 14th tallest, if you like to keep score.

We hope you've enjoyed your tour. The Welcome Mat is out back at Independence Plaza North.

TOUR #2 THE DIVIDEND TRAIL

With Independence Plaza North as your Hospitality Center, step briskly east toward Broadway, then south to Trinity Church, opposite Wall Street. Within the walls of this church, built in 1697, and the confines of its graveyard are several chapters of American history. We'll guarantee a few surprises here, especially the gravestone of Alexander Hamilton and the memorial monument for Robert Fulton. Strangely enough one of the church's earliest patrons was Captain Kidd, the famous pirate. Then, at 86 Trinity, stop and visit the American Stock Exchange. Free tours are conducted, and a 21-minute color film history of the Exchange is presented daily between 10 A.M. and 3 P.M.

As you cross Broadway, head down Wall Street, named for the wooden wall built in 1653 by Governor Peter Stuyvesant against a threatened invasion of New Englanders...more feared than the Indians. Go down one block to the New York Stock Exchange, the world's major marketplace for securities. Free tours are conducted throughout the day. It's a worthwhile experience just to see the tumultuous trading floor for a few minutes during the business day. Take time for the tour now, or plan to return soon. You'll be glad you did.

Onward to Wall and Nassau and right to Federal Hall, where George Washington took his first oath of office. You'll even see the suit he wore exhibited in the museum. Plan to spend a little time here for a first-class history lesson. It's a great spot to stand alongside the Father of your country for a memorable photograph.



Change direction and head south down Nassau into Broad, to the corner of Pearl Street. The graceful building you're looking at is Fraunces Tavern, one of the oldest (1719) and most famous buildings in New York. Here, Sons of Liberty held their revolutionary meetings, and George Washington gave his famous farewell address to 44 loyal officers in 1783. If you listen hard, you might just hear the echoes of their applause. It's one of the great historic spots in all America.

From here, move west to Whitehall and the magnificent U.S. Customs House. Spend a few minutes examining the architecture and the famous murals. When finished, head across State Street to Castle Clinton and Battery Park.

A hall of memories, Castle Clinton began as a fort and became a concert hall where the Swedish Nightingale, Jenny Lind, made her American debut. It was here that Samuel Morse first demonstrated the telegraph. More recently it served as an immigration center and housed the New York Aquarium. The Battery is so named for the battery of cannons placed there by the British to guard New York Harbor in 1693.

It's just a short walk along the Adm. Dewey Promenade to the Statue of Liberty ferry. Ferries sail hourly between 9 and 5 P.M., so there's plenty of time to grab a quick snack before the trip to one of the most famous landmarks in all the world.

Back on the mainland, turn your feet toward Independence Plaza North, where it all began.

Restored Federal Townhouses on the property at Independence Plaza North.

WE'RE UP ON LOWER MANHATTAN



Lower Manhattan is our part of town. Comprised of some 200 of the largest employers in the area, the primary purpose of the Association is to provide a solid foundation for the improvement and expansion of business, cultural, educational and residential facilities in one of the world's most exciting neighborhoods.



DOWNTOWN-LOWER MANHATTAN ASSOCIATION, INC.

120 BROADWAY,
NEW YORK, NEW YORK 10005
212 RE 2-4090

TOUR #3
SOMETHING'S FISHY

By going east on Warren Street toward Broadway, you'll find your way to City Hall. But first, stop at the Aquarium Stock Company, 31 Warren, the biggest tropical fish store in the world. See their displays of rare species, including the voracious piranha, but keep your fingers out of the tank, please.

On to City Hall, built in 1812 and considered the best example of French architecture in the country. Tour the building and the historic park. Here, George Washington first read the Declaration of Independence, and Nathan Hale was

hanged by the British after immortalizing himself with the statement, "I regret that I have but one life to lose for my country." Stand with Nathan Hale's statue and relive that historic moment. Straddling Chambers Street across from the park is the Municipal Building. A 20th century skyscraper designed in the Roman classical style. To the rear of the Municipal Building is the brand new Police Headquarters just occupied in October 1973.

Back on Broadway, walk south to Fulton Street and then east toward the river. Plan a rest stop when you reach the 127 John Street Building, corner of Fulton and Water. Relax under the world's largest outdoor digital clock. It's worthwhile going slightly out of your way to 77 Water, where the same builders have de-

signed another Fun Plaza. Among the surprises here, you'll find an old-fashioned candy store and get a chuckle out of "Virginia" the laughing soda dispenser.

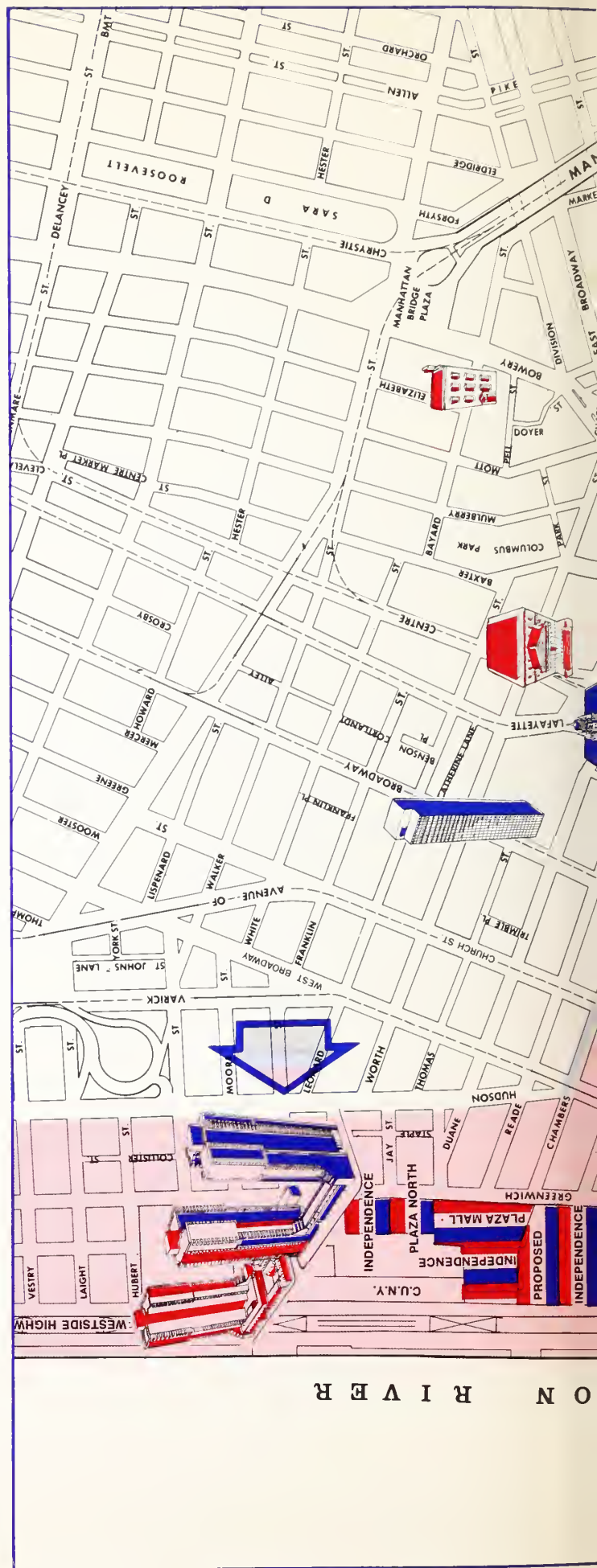
Back on the main route toward the river and the South Street Seaport Museum, at the foot of Fulton and South. Enjoy the displays, and then stroll across the street to the pier and see a 19th century Gloucester fishing schooner, a paddle-wheeler and one of the last remaining 3-masted sailing ships. The Fulton Fish Market is a "must see" of course. But for real action, plan another visit at dawn, just after the fishing boats have come in. But don't forget your galoshes!

Three places to see and possibly

sample are close by. Sweet's, at 2 Fulton, and Sloppy Louie's at 92 South, are two of New York's oldest seafood restaurants, and unquestionably the best. Be sure to come back for a meal you won't forget! Also, enjoy a visit to the Eagle Bag and String Company, a retail landmark.

If you've taken all three tours, you've seen 350 years of history in just a few hours. It'll always be there for you, anytime you want it, right outside your front door.

That's the way it is at INDEPENDENCE PLAZA NORTH.





Map: Courtesy H. Bruce Hotel

Independence Plaza North

...In Olde New Yorke, where it all began

By Joseph P. Tonelli

"The logic is inescapable...with over half a million people currently employed here, and more to come, it's only natural that New Yorkers should offer themselves the chance to take up residence here once again."

If Shakespeare's view of all the world as a stage is indeed true, then New York City continues to serve as an ever-changing backdrop to History, the longest-running play ever written. The opening curtain showed Lower Manhattan as an Indian hunting and fishing preserve. Then the scenario called for Dutch farmland, British commerce, the war for Independence and the growth of a modern American city—all within the space of three short centuries.

And now History calls for the opening scene of a new era featuring a renaissance of urban living, dynamic growth and all the cultural and social benefits that stem from dedicated and imaginative people joining together to build a new lifestyle. At center stage—Independence Plaza North in Olde New Yorke, where it all began...and where it begins again.

The logic is inescapable. Having developed Lower Manhattan as the world's center of commerce and finance with over a half a million people currently employed here, and more to come, it's only natural that New Yorkers should offer themselves the chance to take up residence here once again. The opportunity to forego the rigors of commuting is appealing. The educational and recreational facilities are unmatched. And the planned amenities at Independence Plaza North are irresistible.

Independence Plaza North is a community within a community. Its own school, shops, recreation facilities and conveniences supplement those within the immediate neighborhood. The beautifully landscaped bi-level plaza is a model of what will soon be known as an urban



President, United Paperworkers
International Union



park. The planned construction of a campus for Manhattan Community College nearby will lend an academic flavor to the entire community. The carefully preserved Federal townhouses at the center of the property will provide an historic footnote to the new urban history being made here. Add to all these features the spectacular view of city, river and harbor, the pleasure and convenience of walking to work, and the opportunity to enjoy compatible features

at moderate rentals—and it's easy to see the contribution Independence Plaza North makes to Lower Manhattan's renaissance.

The community consists of 1330 rental apartments, ranging from Studios to 3 bedrooms, and 70 duplex townhouses, ranging from 1 to 4 bedrooms. Ringing the deck, these handsome duplex townhouses are the embodiment of urban living.

Apartment or townhouse, the built-in convenience is immediately evident. Every kitchen boasts modern appliances and rich, wood-grain finish cabinets. Every bath features a rosewood-finish vanity with color-coordinated sink and tile. Magic Wand window blinds turn the world's most magnificent views "on" and "off" with the flick of a wrist. These are but a few of the features residents will enjoy within their own apartments or townhouses.

Beyond the front door they'll experience the pleasure of well-appointed hallways, elevators and tri-storied lobby, secured by 24-hour doorman service and the latest electronic surveillance equipment. A private health club is just a short elevator ride away. Here residents will enjoy year-round swimming in their own pool, an exercise gym, "His and Hers" saunas, showers and lockers. An on-premises Board of Education mini school, Grades K thru 4, convenient shopping facilities and indoor parking complete the picture of graceful, convenient urban living.

In addition, a sky-way pedestrian path will lead from one end of the property down to the soon-to-be-created two-million dollar Independence Plaza Mall and eventually to form a direct link to the World Trade Center.



Aerial View:

A new addition to the skyline of Lower Manhattan, the three towers of Independence Plaza North soar above the world's greatest harbor and the city's most historic area.

“...a community within
a community,



Lobby

A fitting entrance to an apartment community like Independence Plaza North, an exciting lobby provides more than well-appointed furnishings and eye-pleasing decor. Here is the center of an up-to-date security system. Closed-circuit lobby to apartment electronic surveillance, lobby-to-door voice intercom, lobby-to-elevator surveillance — all under the watchful eyes of a full-time, round-the-clock security staff, including doorman.



Landmark Buildings

In the center of the Plaza are some of the finest existing examples of early American architecture. These graceful, gable-roofed homes were built by merchants in the early 1800's and preserved for the cultural benefit of future generations by the Landmarks Preservation Commission. Included among them is the original home of John McComb, one of the most renowned architects of his time, built in 1796.



Balcony over river

Sunrise or sunset, residents at Independence Plaza North will enjoy a view unmatched by any other vantage point in the world. The famous lady guarding the harbor off to the southwest is, of course, The Statue of Liberty. Below, ocean liners head out toward the open sea, their whistles blowing a final salute to the great port city. Directly north, the city spreads out in all its magnificence. East, west, north or south the view from Independence Plaza North is an always-changing, never-ending delight.



The Plaza

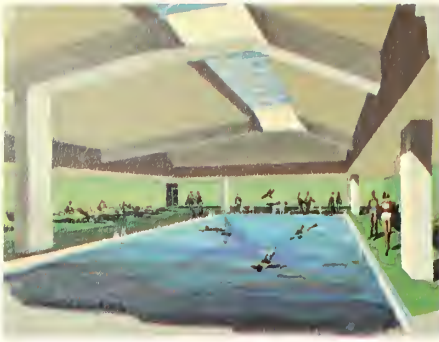
It's the center of activity for residents at Independence Plaza North. This handsome, fully landscaped, bi-level plaza is literally the crossroads of the community with a pedestrian sky-way serving as a link with shops and other facilities. Here children will enjoy safe play areas while adults can relax in the atmosphere of tomorrow's urban park.

...its own school, shops, recreation facilities and conveniences supplement those within the immediate neighborhood."



School

Parents will appreciate Independence Plaza North's version of the neighborhood school—P. S. 130 Annex, a bright new elementary school facility for children in Grades K thru 4 right on the premises.



Swimming Pool

Four-season fun for Independence Plaza North residents begins at the community's own private health and swim club. Complete facilities include an indoor pool, a slim 'n trim exercise gym and "His and Hers" saunas, showers and lockers. The bubble-top pool club allows residents to enjoy safe, supervised, healthful recreation at their own convenience.



The Plaza a view from above.



Independence Plaza Mall

A four square block, \$2 million link between Independence Plaza North and the proposed Independence Plaza South residential community (construction to commence early 1975).



Retail Stores

While the entire Lower Manhattan area abounds with shops and stores of every description, what could be more convenient than shopping within steps of every apartment door at Independence Plaza North. From supermarket to drugstore, from jewelry to hardware, whatever any member of the family needs is waiting.

Life Can Be Beautiful At Independence Plaza North

By Jerome Belson

"...more goes into a building than bricks and mortar
...people are what it's all about."



President, Apartment Development
And Management, Inc.

Most tenants think apartment management firms are big, impersonal companies that act as custodians for the landlord. It's assumed their function is merely to collect rents, keep the buildings clean and the hot water running.

But to us at A.D.A.M., a lot more goes into a building than bricks and mortar. And we look at our job as more than keeping the elevators running, the halls clean and the Plaza green at Independence Plaza North. To us, the PEOPLE are what it's all about.

Who's us? The people that comprise Apartment Development And Management, Inc., A.D.A.M. to our friends. We're the people responsible for running the physical plant at Independence Plaza North. And it's our job to make certain the kind of services the very special people who live at Independence Plaza North expect and deserve is at least what they'll get.

But if we stopped there, Independence Plaza North would be just another lovely place to live and A.D.A.M. would be just another competent, reliable rental and management firm. We don't think that way...we expect more from our-

selves and think you should, too.

We at A.D.A.M. think of ourselves as a family...we care about each other. We believe it's the relationships each of us share with other people that makes life worthwhile. This belief is part of what we bring to our job every day...it's what makes us different.

We believe the people who live at Independence Plaza North are entitled to more than physical comfort and pleasing aesthetics. We believe they should have the opportunity to know each other as neighbors and friends...to learn together, to plan together...to play together.

And so, we want to help you create a meaningful social life in your community. We want to help you organize clubs and classes, tours and nurseries, activities that will keep your calendar filled with fun. What type of activities do we have in mind? Whatever's YOUR thing! Bridge, backgammon, hiking, biking, jogging, philately, philosophy, photography. You name it...we'll help find neighbors who like the same thing...and then help you put it all together. At I.P.N. we've got the facilities for a pre-school nursery, Scout Troops...all the things that help shape the character of young people. And the A.D.A.M. family is ready, willing and able to work with you to get it all started.

Perhaps it seems a little strange for a rental and management company to become so deeply involved with the life of the community over and above its ordinary responsibilities. But that's what turns us on. We thrill at the kind of lifestyle that doesn't show on a floor plan or a rental agreement. It's the kind of lifestyle A.D.A.M. believes the residents of Independence Plaza North will want...and the kind we want to help make possible.



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Landmarks

The site of Independence Plaza North is a pleasing blend of past, present and future. The past is represented by the few remaining Federal style townhouses built in the late 18th and early 19th centuries. As the city grew from Dutch farmlands into a bustling trading center, these beautifully designed homes were slowly modified to accommodate the expansion of the Washington Market. These magnificent homes have since had their former detail restored by the Landmarks Preservation Commission. When completed, they will be sold at public auction to private buyers. Until then, the grace and charm of a past era remain alive for all residents to admire.

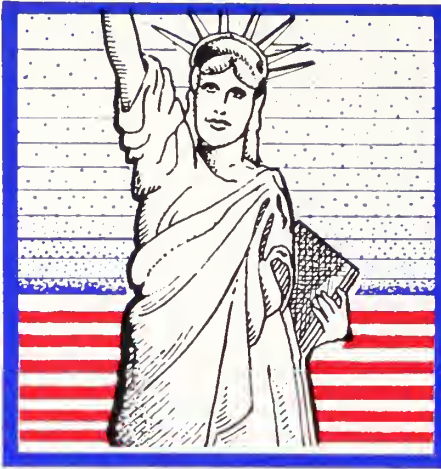
The land on which these Federal style houses were built originally belonged to an energetic lady from Scandinavia, Annetje Jans. Wouter Van Twiller, the Director General of the Dutch colony of New Netherland, had granted the land to Annetje and her first husband in 1636. The 62 acre farm extended between the present Chambers and Canal Streets, and bordered on the Hudson River.

After the death of her husband, Annetje married the minister of the province, Dominie Bogardus. The rich acres, with their bright bloom and lush produce, became known as "Dominie's Bowery."

After the death of Annetje and Dominie, the colony was taken by the English and in 1671 the property was sold to Col. Francis Lovelace, the English governor of the province. Lovelace was a handsome, charming man of the world, but had little practical ability. Three years later his farm was forfeited to the British crown to settle the debts he had incurred.

The English King had meanwhile granted the province to his brother, the Duke of York, who later became King James II. In addition to giving his name to the whole colony (New York), the Duke of York was responsible for a succession of names for Dominie's Bowery. In turn it became Duke's Farm, King's Farm and finally Queen's Farm.

In 1705 Queen Anne gave the land to Trinity Church which in turn leased it to a brewery, "the most commodious and complete of any in America." In 1793 William Rhinelandt bought the property, and in 1827 his heirs began to sell it off to



individual buyers who later constructed the original Federal style homes. As the commercial activities of the Washington Market moved north, this entire area became commercial until by the end of the century there was only a handful of townhouses left.

The first house was built for Jonas Wood, a farmer, who bought the building lot from Trinity Church for \$395. Although the house was built in 1803-04, the upper floors still retain nearly all the nineteenth century detail and elegance. The first floor was completely altered to house a storefront.

The second and third houses are the work of New York City's first native architect, John McComb, Jr., who is perhaps best known for the design of City Hall. These two houses are the only ones remaining of the many townhouses that McComb designed.

The next six houses comprise a unique group. Each house retains the original pitched roof and dormer that made it an elegant addition to the city's architecture. This group of houses wraps around the corner, presenting a gable-end profile. There is a walkway between the corner buildings that is used as an entrance to a common rear garden shared by all nine houses.

These houses were all built for specific owners already in possession of the property, not for speculation as were so many of the houses of the period. All of these houses show the careful attention to detail that is so pleasing to the eye and so characteristic of the Federal style.

No visit to Independence Plaza North is complete without an inspection of these historic landmarks.

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Teddy's Restaurant is a real find for dedicated gourmets. Its posh atmosphere boasts a six-course Italian dinner. In the evening there is no printed menu and the captain recites the main-course dishes. The cost of the entire meal ranges from \$9.50 to \$12.50. There is an a la carte luncheon menu with entrees from about \$2.75. The decor is modern, neat and quite stylish. Reservations are recommended.

There is no printed menu at **Ponte's Steak House**. Instead, the menu is a rolling blackboard with the day's specialties chalked on it. Sizzling prime steaks are featured with all the trimmings. But an especially outstanding meal includes lentil soup as a first course, a tasty, broiled sea bass with freshly cooked green broccoli, and an excellent dish of manicotti with ricotta filling and tomato sauce. Ponte's is upstairs, and access to the dining room is by a staircase lined with exotic hanging ferns. The dining room walls are covered with bright original paintings. Strolling musicians supply the dinner music. All dishes are a la carte, with main courses at midday about \$4.25 to \$8.00; in the evening about \$5.95 to \$9.50.

If you'd like a revolutionary dining experience, then **Fraunces Tavern** is for you. This 1719 landmark is one of America's oldest buildings. It was here that the Sons of Liberty plotted against the British. And if you strain your imagination you just might see George

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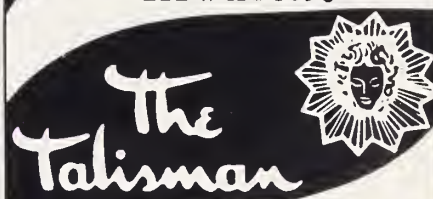


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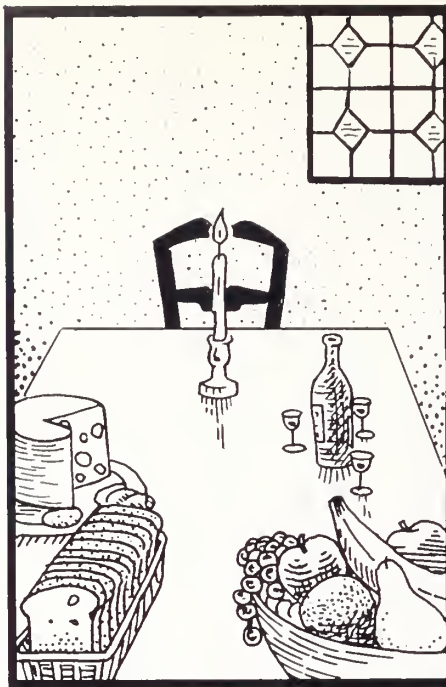
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Washington preparing his famous Farewell address. The bulky wooden furnishings give the place an "olde worlde" distinction. The seafood and roast beef, both served with salad and vegetables are tasty and well-prepared. There is one menu for lunch and dinner. Main courses from \$2.75 to \$7.95. No charge for the history lesson.

At the turn of the century, the original **Delmonico's Restaurant** was one of the world's most celebrated dining spots. The present Delmonico's is a rebirth of the colorful Gay 90's era. You pass into this sparkling atmosphere through the elegant front entrance of the original Delmonico's. The Continental menu offers such superb dishes as breast of chicken Valdostana with cheese and tomatoes, and a sliced breast of chicken with noodles, dripping with a rich cream sauce. Ask Thomas to show you one of the city's great wine lists. A la carte luncheons range from about \$4.50 to \$10.95; dinners from \$5.50 to \$10.95. The kitchen is open until 10:30 P.M.

There are two ways to make certain that you get fresh seafood. One is to hire a fishing boat with a chef on board. The other is to pay a visit to the world's great seafood restaurants, Sloppy Louie's and Sweet's.

Few restaurants are legends in their own time. **Sloppy Louie's** is one of them. Its mouth-watering fish specialties are brought in early each morning when the fishing boats unload their catches at the Fulton Street Market. Inside Louie's the painted metal walls and the bare tables give you the feel of a fisherman's life. Striped bass, scallops and swordfish are regulars on the menu. And in the spring you'll find shad and shad roe, and an excellent squid dish, fried or cooked in butter and wine. All dishes are a la carte. Main dishes at midday are \$1.75 to \$3.50; in the evening from \$1.25 to \$3.75. Open till 8:00 P.M.

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Lower Manhattan Is
Good Enough To Eat

Sweet's is another Fulton Street landmark. The freshest seafood in Manhattan is served here, straight from the Fulton Street Market. The bustling waterfront life is part of the charm of Sweet's. You'll even rub elbows with fishermen passing by on the sidewalks. All dishes are a la carte, with main courses from \$3.00 to \$7.00.

Miller's is a large, old, solidly established restaurant on the ground floor of the Woolworth Building. It has an interesting menu with such dishes as lobster meat Vallauris, sauteed in butter. They serve many fish dishes, and such down-to-earth items as chicken pot pie, corned beef hash and corned beef and cabbage. One of the best-known dishes is cotelette de veau de l'empereur, sauteed veal with a light cream sauce. All meals are a la carte with main courses from \$2.25 to \$7.50, and a complete meal is \$1.20 more.

The Coachman Restaurant has become the rendezvous and meeting place for the financial community. Wallstreeters know its reputation for serving the finest foods. Such superb dishes as Shishkabob of lamb, filet of sole and veal parmigiana are featured. The Coachman's cold pantry dishes are hot items with the luncheon crowd. Luncheon and dinner menus are the same. Complete meals range from \$3.50 to \$8.95.



The spacious **Kabuki** is a partially Westernized Japanese restaurant. An "authentic" teishoku lunch is very popular. It includes soup, red snapper cheeks, pieces of octopus with lime, soy and wasabi (horse-radish), fresh sashimi, and ice cream. All this costs \$4.50. The waitresses in kimonos restore the Oriental charm. Complete luncheons cost from \$3.75 to \$4.25; complete dinners from \$5.75 to \$7.50. A la carte dishes from about \$4.50 to \$6.00.

Because the food is made with a fine Chinese hand, **BoBo's** is an extremely popular place. It's a tiny and usually jam-packed restaurant. However, the fare is worth waiting for. The cost of main dishes at both lunch and dinner is about \$2.75 and up; complete dinners are \$7.00.

Michael's II is a favorite gathering place of young financial district executives. Its crowded, noisy, informal atmosphere gives it the feeling of a private club. Michael's boasts some very good dishes including prime steaks and chops and Danish lobster tails. Main dinner entrees from about \$6.00 to \$9.00.

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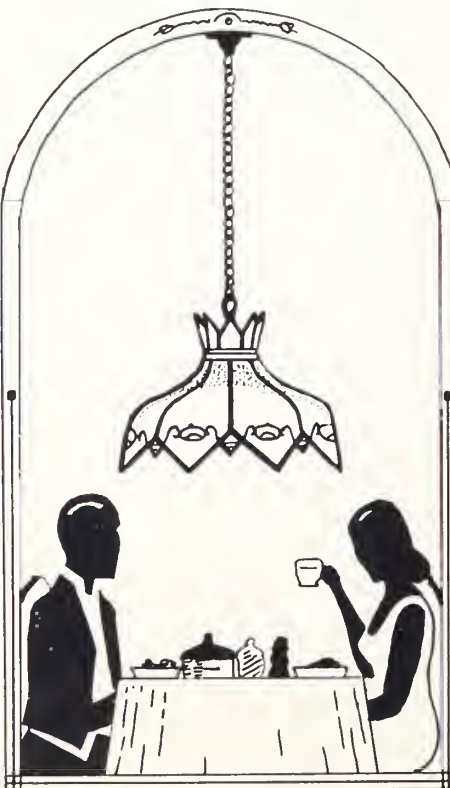
Lower Manhattan Is
Good Enough To Eat

Ye Olde Chop House is well worth a visit. It has an English Inn atmosphere, and the menu is decidedly British. Mutton chops, for example, are excellent. This is also one of the few places where genuine Smithfield ham is available hot from the grill. The same menu is offered at luncheon and dinner, and all dishes are a la carte. Main courses cost from \$4.35 to \$7.75. When in season, game is available. Open until 7:30 P.M.

Chez Yvonne L'Escargot. This popular spot boasts a menu of well-prepared French cuisine. Those who fancy rare lamb will find it here, and the snails stuffed with shallot butter are delightful. The a la carte menu is the same for luncheon and dinner. Main courses range from about \$3.50 to \$5.50. Chez Yvonne is open from 11:30 A.M. to 7:00 P.M.

Jimmy's Greek-American Restaurant is one of the oldest-established Greek restaurants in Manhattan. The excellent native dishes are completely authentic. Dishes include roast lamb, Greek macaroni with meat, lamb fricassee, stuffed vine leaves, meatballs, and an unusual assortment of Greek pastries. The decor is informal and hospitable. Guests are often served in the kitchen by the chef. The cost of main courses is about \$4.50 to \$5.00, with an additional charge for side dishes. No liquor served, but you may bring your own. Charming place, honest value.

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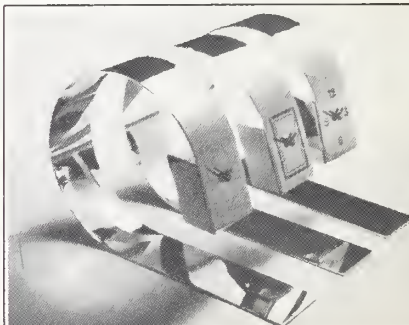
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College Is At Your Doorstep In Lower Manhattan

The growth of Lower Manhattan's educational facilities parallels the expansion of other aspects of community life—and will include every level of training.

Pace University, which has grown from a small trade school to a full university, is about to embark on yet another major program of expansion. Plans include a 34-story tower at Nassau Street and Park Row, two additional floors atop the existing Civic Center campus building and a five-story building connecting with the additional levels of the Civic Center building. Also planned are a pedestrian bridge over Park Row to City Hall Park and a new pedestrian plaza along Nassau Street. Plaza space throughout will be used primarily for commercial and retail activities. A shopping arcade will be devoted to bookstores, restaurants, sidewalk cafes and a cinema, with an all-weather concourse below the plaza offering access to subways.

In addition to Pace University, a new campus is being designed for the Borough of Manhattan Community College to give a permanent home and identity to the institution, currently celebrating its 10th anniversary year.

In its new location, the college will be able to bring together faculty and students presently scattered throughout the City in rented quarters. The college is designed for a full time student enrollment of 5,000. In addition to the day students, some 10,000 evening students are expected to be accommodated.

Direct communication between faculty and students will continue to be the primary education medium, even though electronic aids will be widely used. All students will be able to reinforce classroom learning with independent library and other resource-aids study. The library is planned to contain a 24-hour learning center equipped with the latest information retrieval and audiovisual devices.

Situated between the West Side Highway and Independence Plaza,

the college will play a key role in the Washington Street Urban Renewal Plan. Its facilities will be closely related to the needs of the community—both in terms of shared facilities and public walks and spaces.

The concept of an open, free environment which gives viability to and draws stimulus from the urban world around it is fundamental to the design of the college. The linear building mass is organized around major pedestrian exterior spaces two levels above grade, a level shared with the adjoining housing.

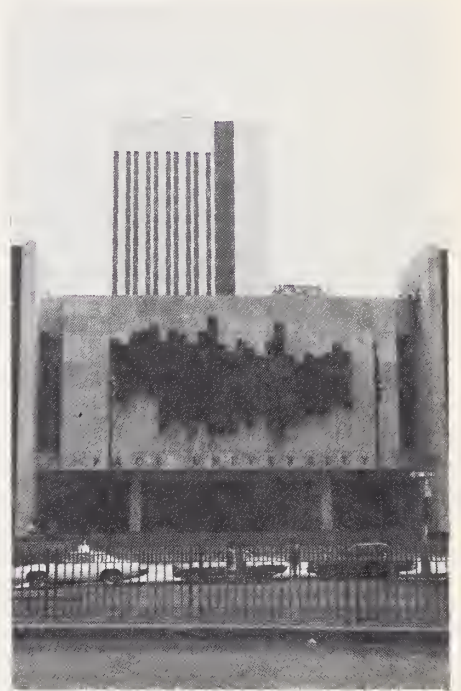
The plaza level, an open tree-lined pedestrian easement running the length of the site between the college and the housing development, serves as a positive link with the community and provides the city with a new and active public space. Major activity areas, such as the auditorium, are shared with the nearby community.

Student activity spaces—such as the dining area, drama theater, art and music rooms—are housed within the base of the structure between the street level and the concourse level. Service support is also located in the base of the building. The upper levels are given over to the library, continuous loft space for classrooms, office and lounges and the more sophisticated areas such as laboratories and lecture halls. A 1000-seat auditorium adjacent to Chambers Plaza is a major new urban space planned for the southern end of the site. A pedestrian entrance to the college from Chambers Plaza connects directly with the auditorium, drama theater and a 24-hour study center.

With its pedestrian malls in the midst of the city, the Borough of Manhattan Community College aims to fulfill the academic and social needs of the student within the context of the New York City community. It does this by providing an open, free and stimulating environment which invites the community in, but also encourages the student to look outward at the urban neighborhood of which his is a vital part.

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